

SHARONWOOD SHOPPING CENTER

SHARONWOOD LANE, ROCK HILL, SC 29732



Warren Norman
COMPANY

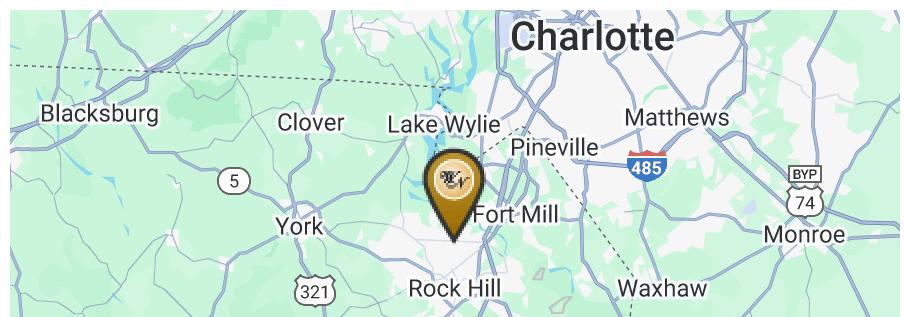


OFFERING SUMMARY

Available SF:	23,862 SF
Lease Rate:	\$40-45 SF/YR
Ground Lease	\$125,000/YR
Lot Size:	7 acres
Building Size:	1,740 - 9,330 SF
Market:	York County

PROPERTY OVERVIEW

Sharonwood Shopping Center is a 7 acre Commercial development located at the busiest intersection in Rock Hill, SC. Plans include 3 multi-tenant buildings and a QSR site with drive-thru access available for ground lease. The development will have access from Celanese Road and India Hook Road. CVS is located on the hard corner. Raw shell delivery 2026.



for more information, contact:

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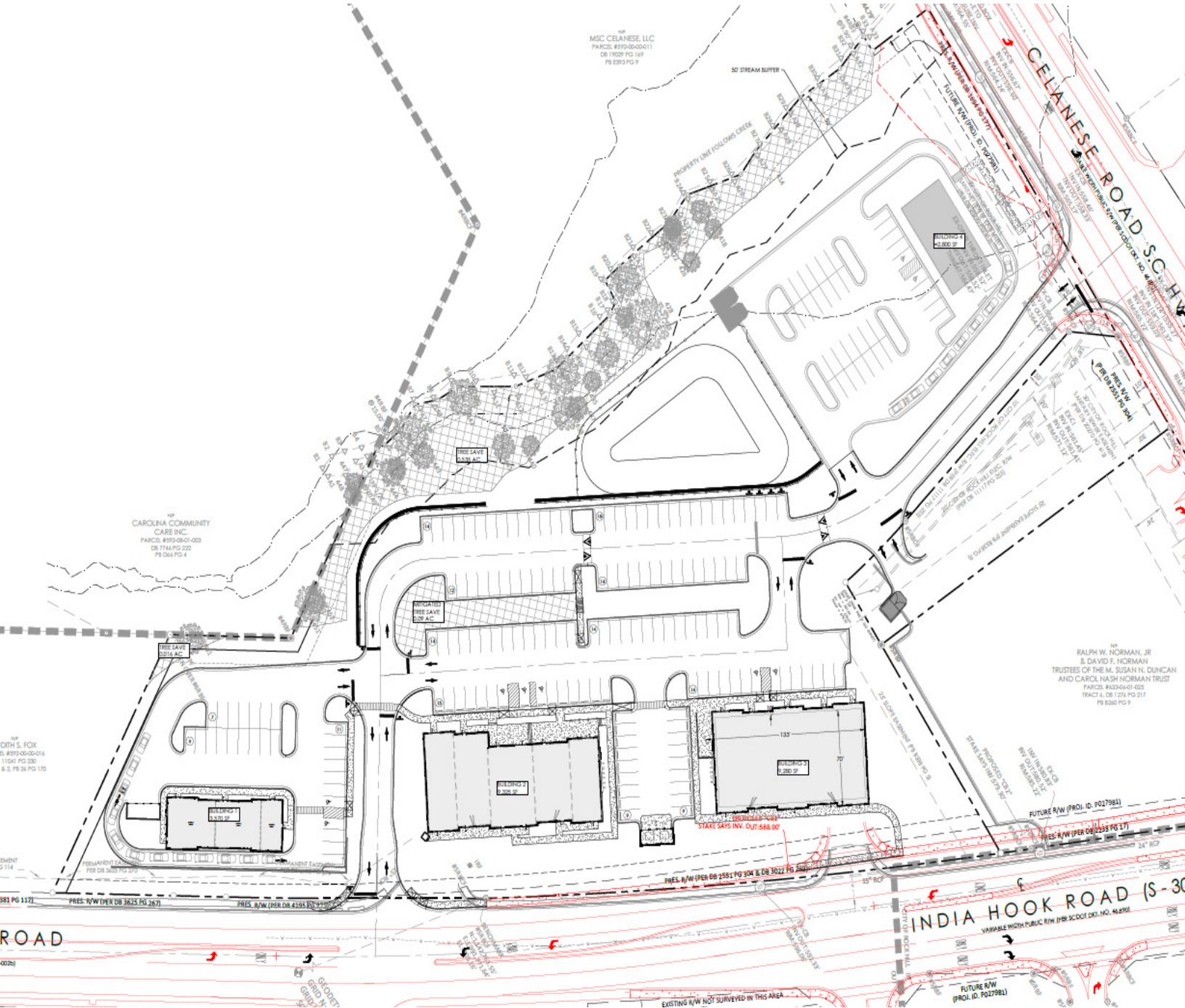


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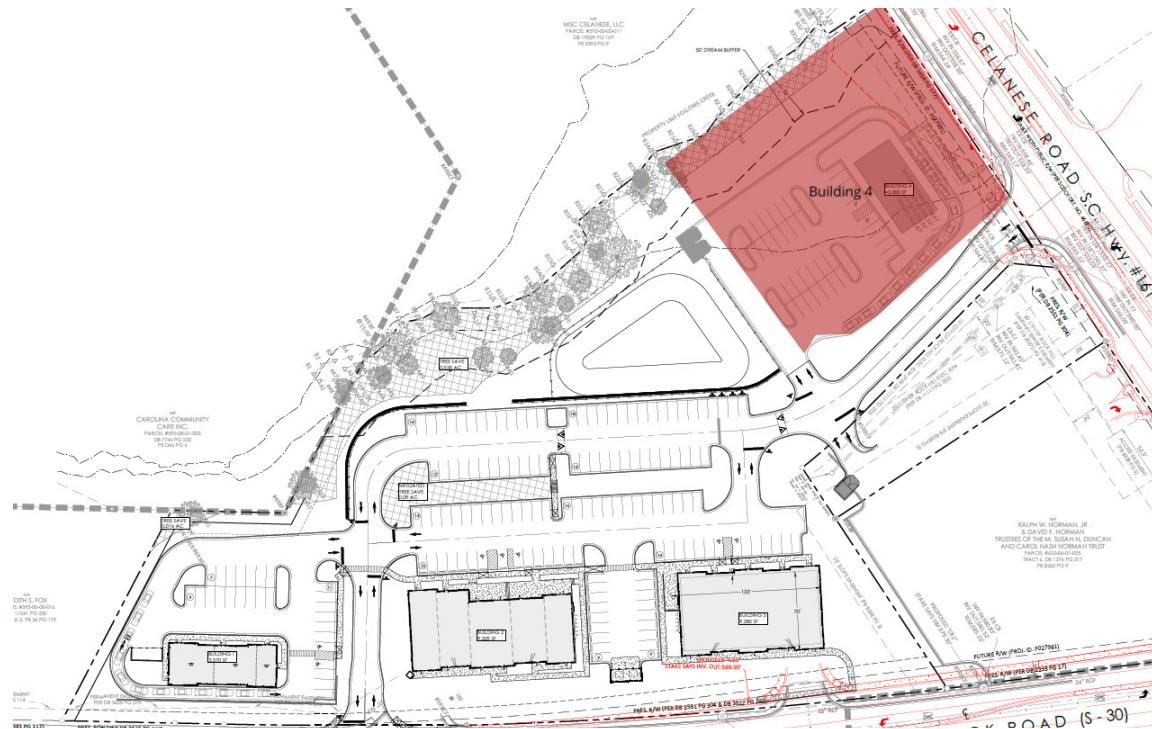


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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 4	Available	1.54 Acres	Ground Lease	\$125,000 per year	1.54 acre site on Celanese Rd.

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
201	Available	1,820 - 5,995 SF	NNN	\$40.00 - 45.00 SF/yr	-
202	Available	1,945 - 5,995 SF	NNN	\$40.00 - 45.00 SF/yr	-
203	-	2,230 - 5,995 SF	NNN	-	-
204	-	1,785 - 3,335 SF	NNN	-	patio access
205	Available	1,550 - 3,335 SF	NNN	\$40.00 - 45.00 SF/yr	Patio access
301	Available	1,860 - 9,300 SF	NNN	\$40.00 - 45.00 SF/yr	Patio access
302	Available	1,920 - 9,300 SF	NNN	\$40.00 - 45.00 SF/yr	-
303	Available	1,740 - 9,300 SF	NNN	\$40.00 - 45.00 SF/yr	-
304	Available	1,920 - 9,300 SF	NNN	\$40.00 - 45.00 SF/yr	-
305	Available	1,860 - 9,300 SF	NNN	\$40.00 - 45.00 SF/yr	-

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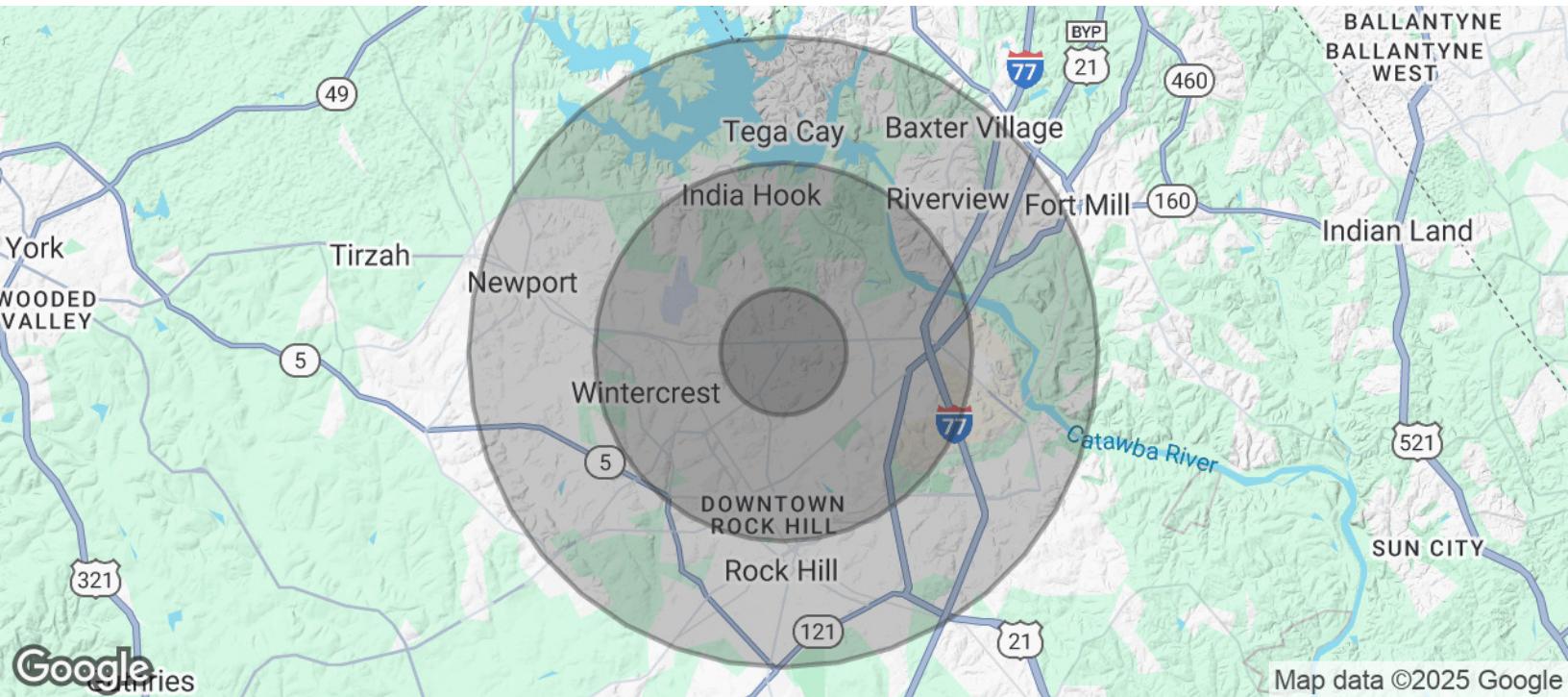


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,531	51,477	108,453
Average Age	43.4	38.3	38.8
Average Age (Male)	41.5	37.6	37.9
Average Age (Female)	47.6	39.4	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,065	21,622	44,749
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$87,912	\$73,304	\$81,845
Average House Value	\$209,693	\$186,154	\$202,401

2020 American Community Survey (ACS)

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